"AN ACT CONCERNING MUNICIPAL AND REGIONAL OPPORTUNITIES AND EFFICIENCIES."

1 Strike everything after the enacting clause and substitute the following in lieu thereof:

"Section 1. Section 7-395 of the general statutes is repealed and the following is substituted in lieu thereof (Effective July 1, 2019):

(a) The secretary shall review each audit report filed with said secretary as provided in section 7-393, except said secretary shall review the audit reports on each audited agency biennially and may review the audit reports on any municipality or regional school district biennially, provided such secretary shall, in any year in which he does not review the report of any such municipality or regional school district, review the comments and recommendations of the independent auditor who made such audit. If, upon such review of the audit report, evidence of fraud or embezzlement is found, he shall report such information to the state's attorney for the judicial district in
which such municipality, regional school district or audited agency is located. If, in the review of such audit report said secretary finds that such audit has not been prepared in compliance with the provisions of subsection (a) of section 7-394a, or said secretary finds evidence of any unsound or irregular financial practice in relation to commonly accepted standards in municipal finance, said secretary shall prepare a report concerning such finding, including necessary details for proper evaluation of such finding and recommendations for corrective action and shall refer such report to the Municipal Finance Advisory Commission established under section 7-394b. A copy of such report shall be filed with: (1) The chief executive officer of such municipality or audited agency or the superintendent of such school district and, in the case of a town, city or borough, with the clerk of such town, city or borough; and (2) the Auditors of Public Accounts.

(b) If, upon such review of the audit report, the secretary finds (1) that such audit has not been prepared in accordance with subsection (a) of section 7-394a, and the municipality, regional school district or audited agency did not request permission to have the audit report prepared in a manner not in compliance with said subsection; or (2) evidence of unsound or irregular financial practices or management letter comments or lack of internal controls in relation to commonly accepted standards in municipal finance, then the secretary shall prepare a report concerning such finding, including, but not limited to, information to aid in the evaluation of such finding and recommendations for corrective action. The secretary shall submit such report to (A) the Municipal Finance Advisory Commission established pursuant to section 7-394b; (B) the Auditors of Public Accounts; and (C) the chief executive officer and clerk of the municipality, superintendent of schools for the regional school district or chief executive officer of the audited agency.

(c) Upon receipt of a report submitted pursuant to subsection (b) of this section, the chief executive officer of a municipality or audited agency or superintendent of schools for the regional school district shall attest to and explain the secretary's findings and submit a plan
for corrective action, in writing, to the secretary.

(d) The secretary shall refer to the Municipal Finance Advisory Commission any municipality that has not been previously referred to said commission pursuant to subsection (b) of this section or section 7-576, 7-576a or 7-576c, provided the municipality has:

(1) A negative fund balance percentage;

(2) Reported a fund balance percentage of less than five per cent in the three immediately preceding fiscal years;

(3) Reported a declining fund balance trend in the two immediately preceding fiscal years;

(4) Issued tax or bond anticipation notes in the three immediately preceding fiscal years to meet cash liquidity;

(5) Had a general fund annual operating budget deficit of one and one-half per cent or more of such municipality's general fund revenues in the immediately preceding fiscal year;

(6) Had a general fund annual operating budget deficit of two per cent or more of such municipality's average general fund revenues in the two immediately preceding fiscal years; or

(7) Received a bond rating below A from a bond rating agency.

(e) The secretary may, at the secretary's discretion and based upon the review conducted pursuant to subsection (a) of this section, refer to the Municipal Finance Advisory Commission any municipality that has not been previously referred to said commission pursuant to subsection (b) of this section or section 7-576, 7-576a or 7-576c.

(f) For the purposes of this section, "deficit", "fund balance" and "fund balance percentage" have the same meanings as provided in section 7-560.

Sec. 2. Section 2-79a of the general statutes is repealed and the
following is substituted in lieu thereof (Effective July 1, 2019):

(a) (1) There shall be a Connecticut Advisory Commission on Intergovernmental Relations. The purpose of the commission shall be to enhance coordination and cooperation between the state and local governments. [The]

(2) Before July 1, 2019, the commission shall consist of the president pro tempore of the Senate, the speaker of the House of Representatives, the minority leader of the Senate, the minority leader of the House of Representatives, the Secretary of the Office of Policy and Management, the Commissioners of Education, Energy and Environmental Protection, Economic and Community Development, or their designees, and sixteen additional members as follows: [(1)] (A) Six municipal officials appointed by the Governor, four of whom shall be selected from a list of nominees submitted to [him] the Governor by the Connecticut Conference of Municipalities and two of whom shall be selected from a list submitted by the Council of Small Towns. Two of such six officials shall be from towns having populations of twenty thousand or less persons, two shall be from towns having populations of more than twenty thousand but less than sixty thousand persons and two shall be from towns having populations of sixty thousand or more persons; [(2)] (B) two local public education officials appointed by the Governor, one of whom shall be selected from a list of nominees submitted to [him] the Governor by the Connecticut Association of [School Administrators] Public School Superintendents; [(3)] (C) one representative of a regional council of governments appointed by the Governor from a list of nominees submitted to [him] the Governor by the [Regional Planning Association of] Connecticut Association of Councils of Governments; [(4)] (D) five persons who do not hold elected or appointed office in state or local government, one of whom shall be appointed by the Governor, one of whom shall be appointed by the president pro tempore of the Senate, one of whom shall be appointed by the speaker of the House of Representatives, one of whom shall be
appointed by the minority leader of the Senate and one of whom shall be appointed by the minority leader of the House of Representatives;

[(5) (E) one representative of the Connecticut Conference of Municipalities appointed by said conference; and [(6)] (F) one representative of the Council of Small Towns appointed by said council. [Each]

(3) On and after July 1, 2019, the commission shall consist of the president pro tempore of the Senate, speaker of the House of Representatives, minority leader of the Senate, minority leader of the House of Representatives, Secretary of the Office of Policy and Management, Commissioner of Education, Commissioner of Energy and Environmental Protection and Commissioner of Economic and Community Development, or their designees, and seventeen additional members as follows: (A) Six municipal officials appointed by the Governor, four of whom shall be selected from a list of nominees submitted to the Governor by the Connecticut Conference of Municipalities and two of whom shall be selected from a list submitted by the Council of Small Towns. One of such six officials shall be from a town having a population of ten thousand or less persons, one shall be from a town having a population of more than ten thousand but less than twenty thousand persons, two shall be from towns having populations of more than twenty thousand but less than sixty thousand persons and two shall be from towns having populations of sixty thousand or more persons; (B) two local public education officials appointed by the Governor, one of whom shall be selected from a list of nominees submitted to the Governor by the Connecticut Association of Boards of Education and one of whom shall be selected from a list submitted by the Connecticut Association of Public School Superintendents; (C) one representative of a regional council of governments appointed by the Governor from a list of nominees submitted to the Governor by the Connecticut Association of Councils of Governments; (D) one representative of organized labor appointed by the Governor from a list of nominees submitted to the Governor by the Connecticut AFL-CIO; (E) five persons who do not hold elected or
appointed office in state or local government, one of whom shall be
appointed by the Governor, one of whom shall be appointed by the
president pro tempore of the Senate, one of whom shall be appointed
by the speaker of the House of Representatives, one of whom shall be
appointed by the minority leader of the Senate and one of whom shall
be appointed by the minority leader of the House of Representatives;
(F) one representative of the Connecticut Conference of Municipalities
appointed by said conference; and (G) one representative of the
Council of Small Towns appointed by said council.

(4) Before July 1, 2019, each member of the commission appointed
pursuant to [subdivisions (1) to (6)] subparagraphs (A) to (F),
inclusive, of subdivision (2) of this subsection shall serve for a term of
two years. On and after July 1, 2019, each member of the commission
appointed pursuant to subparagraphs (A) to (G), inclusive, of
subdivision (3) of this subsection shall serve for a term of two years
and may serve until a successor is appointed and has qualified. All
other members shall serve for terms which are coterminous with their
terms of office. The Governor shall appoint a chairperson and a vice-
chairperson from among the commission members. Members of the
General Assembly may serve as gubernatorial appointees to the
commission. Members of the commission shall not be compensated for
their services but shall be reimbursed for necessary expenses incurred
in the performance of their duties.

(b) The commission shall: (1) Serve as a forum for consultation
among state and local government officials; (2) conduct research on
intergovernmental issues; (3) encourage and coordinate studies of
intergovernmental issues by universities, research and consulting
organizations and others; (4) initiate policy development and make
recommendations for consideration by all levels and branches of
government. The commission shall issue, from time to time, public
reports of its findings and recommendations and shall issue, annually,
a public report on its activities.

(c) On or before [October 1, 2019] the second Wednesday after the
convening of the regular session of the General Assembly in 2020, and
every four years thereafter on such second Wednesday, the
commission shall submit to the General Assembly a report which lists
each existing state mandate, as defined in subsection (a) of section 2-
32b, and which (1) categorizes each mandate as constitutional,
statutory or executive, [(2) provides the date of original enactment or
issuance along with a brief description of the history of the mandate,
and (3) analyzes the costs incurred by] and (2) describes the potential
impacts on local governments [in] implementing the mandate. In each
report the commission may also make recommendations on state
mandates for consideration by the commission. On and after October
1, 1996, the report shall be submitted to the joint standing committee of
the General Assembly having cognizance of matters relating to
appropriations and budgets of state agencies, to any other joint
standing committee of the General Assembly having cognizance and,
upon request, to any member of the General Assembly. A summary of
the report shall be submitted to each member of the General Assembly
if the summary is two pages or less and a notification of the report
shall be submitted to each member if the summary is more than two
pages. Submission shall be by mailing the report, summary or
notification to the legislative address of each member of the
committees or the General Assembly, as applicable. The provisions of
this subsection shall not be construed to prevent the commission from
making more frequent recommendations on state mandates.

(d) Commencing on or before [the second Wednesday after the
convening of the 1997 regular session of the General Assembly]
January 15, 1997, and every year thereafter except a year in which a
report is filed pursuant to subsection (c) of this section, the commission
shall submit to the General Assembly a supplement to the report
required in [said subsection (c)] said subsection identifying any new
mandates adopted and any mandates changed in the previous year.

(e) The Office of Policy and Management shall provide such staff as
is necessary for the performance of the functions and duties of the
Connecticut Advisory Commission on Intergovernmental Relations.
Such persons may be exempt from the classified service.

Sec. 3. Section 2-32c of the general statutes is repealed and the following is substituted in lieu thereof (Effective July 1, 2019):

On and after [January 1, 2019] July 1, 2019, the Connecticut Advisory Commission on Intergovernmental Relations, established pursuant to section 2-79a, as amended by this act, shall, not more than ninety days after adjournment of any regular or special session of the General Assembly or [September first] November fifteenth immediately following adjournment of a regular session, whichever is sooner] later, submit to the speaker of the House of Representatives, the president pro tempore of the Senate, the majority leader of the House of Representatives, the majority leader of the Senate, the minority leader of the House of Representatives [and] the minority leader of the Senate and the chief elected official of each municipality a report [which] that lists each state mandate enacted during said regular or special session of the General Assembly. [Within five days of] Not later than five days after receipt of the report, the speaker and the president pro tempore shall [submit the report to the Secretary of the Office of Policy and Management and] refer each state mandate to the joint standing committee or select committee of the General Assembly having cognizance of the subject matter of the mandate. [The secretary shall provide notice of the report to the chief elected official of each municipality.]

Sec. 4. Section 12-62 of the general statutes is repealed and the following is substituted in lieu thereof (Effective July 1, 2019):

(a) As used in this chapter:

(1) "Assessor" means the person responsible for establishing property assessments for purposes of a town's grand list and includes a board of assessors;

(2) "Field review" means the process by which an assessor, a member of an assessor's staff or person designated by an assessor
examines each parcel of real property in its neighborhood setting, compares observable attributes to those listed on such parcel's corresponding property record, makes any necessary corrections based on such observation and verifies that such parcel's attributes are accounted for in the valuation being developed for a revaluation;

(3) "Full inspection" or "fully inspect" means to measure or verify the exterior dimensions of a building or structure and to enter and examine the interior of such building or structure in order to observe and record or verify the characteristics and conditions thereof, provided permission to enter such interior is granted by the property owner or an adult occupant;

(4) "Real property" means all the property described in section 12-64;

(5) "Revaluation" or "revalue" means to establish the present true and actual value of all real property in a town as of a specific assessment date;

(6) "Secretary" means the Secretary of the Office of Policy and Management, or said secretary's designee; [and]

(7) "Town" means any town, consolidated town and city or consolidated town and borough; [.] 

(8) "Revaluation zone" means one of five geographic areas in the state established by the secretary utilizing the boundaries of the nine planning regions; and

(9) "Planning region" has the same meaning as provided in section 4-124i.

(b) (1) (A) Commencing October 1, 2006, and until September 30, 2020, each town shall implement a revaluation not later than the first day of October that follows, by five years, the October first assessment date on which the town's previous revaluation became effective, provided, a town that opted to defer a revaluation, pursuant to section
12-62l, shall implement a revaluation not later than the first day of
October that follows, by five years, the October first assessment date
on which the town's deferred revaluation became effective.

(B) Commencing October 1, 2020, (i) each town shall implement a
revaluation not later than the first day of October that follows, by five
years, an October first assessment date set in accordance with a
revaluation date schedule prescribed by the secretary for each
revaluation zone, (ii) any town's required revaluation subsequent to
any delayed revaluation implemented pursuant to subparagraph (A)
of this subdivision shall be implemented in accordance with this
section, and (iii) any such revaluation subsequent to any delayed
revaluation shall recommence on the date set in such revaluation date
schedule prescribed for the revaluation zone in which such town is
located, which revaluation date schedule applied to such town prior to
such delay.

(C) The town shall use assessments derived from each such
revaluation for the purpose of levying property taxes for the
assessment year in which such revaluation is effective and for each
assessment year that follows until the ensuing revaluation becomes
effective.

(2) When conducting a revaluation, an assessor shall use generally
accepted mass appraisal methods which may include, but need not be
limited to, the market sales comparison approach to value, the cost
approach to value and the income approach to value. Prior to the
completion of each revaluation, the assessor shall conduct a field
review. Except in a town that has a single assessor, the members of the
board of assessors shall approve, by majority vote, all valuations
established for a revaluation.

(3) An assessor, member of an assessor's staff or person designated
by an assessor may, at any time, fully inspect any parcel of improved
real property in order to ascertain or verify the accuracy of data listed
on the assessor's property record for such parcel. Except as provided in
subdivision (4) of this subsection, the assessor shall fully inspect each
such parcel once in every ten assessment years, provided, if the full
inspection of any such parcel occurred in an assessment year
preceding that commencing October 1, 1996, the assessor shall fully
inspect such parcel not later than the first day of October of 2009, and
shall thereafter fully inspect such parcel in accordance with this
section. Nothing in this subsection shall require the assessor to fully
inspect all of a town's improved real property parcels in the same
assessment year and in no case shall an assessor be required to fully
inspect any such parcel more than once during every ten assessment
years.

(4) An assessor may, at any time during the period in which a full
inspection of each improved parcel of real property is required, send a
questionnaire to the owner of such parcel to (A) obtain information
concerning the property's acquisition, and (B) obtain verification of the
accuracy of data listed on the assessor's property record for such
parcel. An assessor shall develop and institute a quality assurance
program with respect to responses received to such questionnaires. If
satisfied with the results of said program concerning such
questionnaires, the assessor may fully inspect only those parcels of
improved real property for which satisfactory verification of data
listed on the assessor's property record has not been obtained and is
otherwise unavailable. The full inspection requirement in subdivision
(3) of this subsection shall not apply to any parcel of improved real
property for which the assessor obtains satisfactory verification of data
listed on the assessor's property record.

(c) The following shall be available for public inspection in the
assessor's office, in the manner provided for access to public records in
subsection (a) of section 1-210, not later than the date written notices of
real property valuations are mailed in accordance with subsection (f)
of this section: (1) Any criteria, guidelines, price schedules or statement
of procedures used in such revaluation by the assessor or by any
revaluation company that the assessor designates to perform mass
appraisal or field review functions, all of which shall continue to be
available for public inspection until the town's next revaluation becomes effective; and (2) a compilation of all real property sales in each neighborhood for the twelve months preceding the date on which each revaluation is effective, the selling prices of which are representative of the fair market values of the properties sold, which compilation shall continue to be available for public inspection for a period of not less than twelve months immediately following a revaluation's effective date. If the assessor changes any property valuation as determined by the revaluation company, the assessor shall document, in writing, the reason for such change and shall append such written explanation to the property card for the real estate parcel whose revaluation was changed. Nothing in this subsection shall be construed to permit the assessor to post a plan or drawing of a dwelling unit of a residential property's interior on the Internet or to otherwise publish such plan or drawing.

(d) (1) The chief executive officer of a town shall notify the Secretary of the Office of Policy and Management that the town is effecting a revaluation by sending a written notice to the secretary not later than thirty days after the date on which such town's assessor signs a grand list that reflects assessments of real property derived from a revaluation. Any town that fails to effect a revaluation for the assessment date required by this section shall be subject to a penalty effective for the fiscal year commencing on the first day of July following such assessment date, and continuing for each successive fiscal year in which the town fails to levy taxes on the basis of such revaluation, provided the secretary shall not impose such penalty with respect to any assessment year in which the provisions of subsection (b) of section 12-117 are applicable. Such penalty shall be the forfeit of the amount otherwise allocable to such town pursuant to section 7-536, and the loss of fifty per cent of the amount of the grant that is payable to such town pursuant to sections 3-55i, 3-55j and 3-55k. Upon imposing said penalty, the secretary shall notify the chief executive officer of the amount of the town's forfeiture for said fiscal year and that the secretary's certification to the State Comptroller for the
payments of such grant in said year shall reflect the required reduction.

(2) The secretary may waive such penalty if, in the secretary's opinion, there appears to be reasonable cause for the town not having implemented a revaluation for the required assessment date, provided the chief executive officer of the town submits a written request for such waiver. Reasonable cause shall include: (A) An extraordinary circumstance or an act of God, (B) the failure on the part of any revaluation company to complete its contractual duties in a time and manner allowing for the implementation of such revaluation, and provided the town imposed the sanctions for such failure provided in a contract executed with said company, (C) the assessor's death or incapacitation during the conduct of a revaluation, which results in a delay of its implementation, or (D) an order by the superior court for the judicial district in which the town is located postponing such revaluation, or the potential for such an order with respect to a proceeding brought before said court. The chief executive officer shall submit such written request to the secretary not earlier than thirty business days after the date on which the assessor signs a grand list that does not reflect real property assessments based on values established for such required revaluation, and not later than thirty days preceding the July first commencement date of the fiscal year in which said penalty is applicable. Such request shall include the reason for the failure of the town to comply with the provisions of subsection (b) of this section. The chief executive officer of such town shall promptly provide any additional information regarding such failure that the secretary may require. Not later than sixty days after receiving such request and any such additional information, the secretary shall notify the chief executive officer of the secretary's decision to grant or deny the waiver requested, provided the secretary may delay a decision regarding a waiver related to a potential court order until not later than sixty days after the date such court renders the decision. The secretary shall not grant a penalty waiver under the provisions of this subsection with respect to consecutive years unless the General
Assembly approves such action.

(e) When conducting a revaluation, an assessor may designate a revaluation company certified in accordance with section 12-2b to perform [property] parcel data collection, analysis of such data and any mass appraisal valuation or field review functions, pursuant to a method or methods the assessor approves, and may require such company to prepare and mail the valuation notices required by subsection (f) of this section, provided nothing in this subsection shall relieve any assessor of any other requirement relating to such revaluation imposed by any provisions of the general statutes, any public or special act, the provisions of any municipal charter that are not inconsistent with the requirements of this section, or any regulations adopted pursuant to subsection (g) of this section.

(f) Not earlier than the assessment date that is the effective date of a revaluation and not later than the tenth calendar day immediately following the date on which the grand list for said assessment date is signed, the assessor shall mail a written notice to the last-known address of the owner of each parcel of real property that was revalued. Such notice shall include the valuation of such parcel as of said assessment date and the valuation of such parcel in the last-preceding assessment year, and shall provide information describing the property owner's rights to appeal the valuation established for said assessment date, including the manner in which an appeal may be filed with the board of assessment appeals.

(g) The secretary shall adopt regulations, in accordance with the provisions of chapter 54, which an assessor shall use when conducting a revaluation. Such regulations shall include (1) provisions governing the management of the revaluation process, including, but not limited to, the method of compiling and maintaining property records, documenting the assessment year during which a full inspection of each parcel of improved real property occurs, and the method of determining real property sales data in support of the mass appraisal process, and (2) provisions establishing criteria for measuring the level
and uniformity of assessments generated from a revaluation, provided
such criteria shall be applicable to different classes of real property
with respect to which a sufficient number of property sales exist.
Certification of compliance with not less than one of said regulatory
provisions shall be required for each revaluation and the assessor shall,
not later than the date on which the grand list reflecting assessments of
real property derived from a revaluation is signed, certify to the
secretary and the chief executive officer, in writing, that the
revaluation was conducted in accordance with said regulatory
requirement. Any town effecting a revaluation with respect to which
an assessor is unable to certify such compliance shall be subject to the
penalty provided in subsection (d) of this section. In the event the
assessor designates a revaluation company to perform mass appraisal
valuation or field review functions with respect to a revaluation, the
assessor and the employee of said company responsible for such
function or functions shall jointly sign such certification. The assessor
shall retain a copy of such certification and any data in support thereof
in the assessor's office. The provisions of subsection (c) of this section
concerning the public inspection of criteria, guidelines, price schedules
or statement of procedures used in a revaluation shall be applicable to
such certification and supporting data.

(h) This section shall require the revaluation of real property (1)
designated within the 1983 Settlement boundary and taken into trust
by the federal government for the Mashantucket Pequot Tribal Nation
before June 8, 1999, or (2) taken into trust by the federal government
for the Mohegan Tribe of Indians of Connecticut.

(i) Each assessor shall file with the secretary parcel data from each
revaluation implemented pursuant to this section upon forms
prescribed and furnished by the secretary, which forms shall be so
prescribed and furnished not later than thirty days prior to the date set
by the secretary for such filing.

Sec. 5. (NEW) (Effective July 1, 2019) (a) Not later than July 1, 2020,
each regional council of governments shall establish a regional
assessment division for the collection and processing of data for each
municipality with fifteen thousand parcels or fewer of real property
within such council's planning region, as defined in section 4-124i of
the general statutes. Such data shall include, but not be limited to,
regional geographical information systems, personal property
declarations, income and expense statements, property transfers,
valuation of motor vehicles and building permit information. Each
such municipality shall provide the data requested by the regional
assessment division pursuant to this subsection.

(b) Not later than July 1, 2020, each municipality with fifteen
thousand parcels or fewer of real property that fails to provide the data
requested pursuant to subsection (a) of this section shall submit a
written statement to the Secretary of the Office of Policy and
Management explaining why such data has not been so provided and
requesting an extension, not to exceed one year, for the provision of
such data. If the secretary finds such explanation and requested
extension to be reasonable, the secretary shall grant such extension.

Sec. 6. Section 7-148cc of the general statutes is repealed and the
following is substituted in lieu thereof (Effective July 1, 2019):

[Two] Notwithstanding the provisions of the general statutes or any
special act, charter, special act charter, home rule ordinance or local
law, two or more municipalities may jointly perform any function that
each municipality may perform separately under any provisions of the
general statutes or of any special act, charter or home rule ordinance
by entering into an interlocal agreement pursuant to sections 7-339a to
7-339l, inclusive. As used in this section, "municipality" means any
municipality, as defined in section 7-187, any district, as defined in
section 7-324, any metropolitan district or any municipal district
created under section 7-330 and located within the state of
Connecticut.

Sec. 7. Subdivision (6) of subsection (b) of section 7-576d of the
general statutes is repealed and the following is substituted in lieu
thereof (Effective July 1, 2019):

(6) With respect to any municipality referred to the Municipal Accountability Review Board on or after January 1, 2018, in the case of any proposed collective bargaining agreement or amendments negotiated pursuant to sections 7-467 to 7-477, inclusive, including any such agreement negotiated by a board of education, notwithstanding the provisions of subsection (d) of section 7-474, or pursuant to section 10-153d, the [board] Municipal Accountability Review Board shall have the same opportunity and authority to approve or reject, on not more than two occasions, collective bargaining agreements or amendments as [is] are provided to the legislative body of such municipality in said respective sections, except that (A) any such agreement negotiated by a board of education shall be submitted to the Municipal Accountability Review Board by the bargaining representative of such board of education not later than fourteen days after any such agreement is reached, and (B) the Municipal Accountability Review Board shall act upon such agreement, pursuant to this subdivision, not later than thirty days after submission by such bargaining representative.

Sec. 8. Section 4-124r of the general statutes is repealed and the following is substituted in lieu thereof (Effective July 1, 2019):

Any regional council of governments established under the provisions of sections 4-124i to 4-124p, inclusive, may purchase real property and borrow funds for such purchase for the purposes of providing administrative office space and program functions for such council."

This act shall take effect as follows and shall amend the following sections:

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<thead>
<tr>
<th>Section</th>
<th>Date</th>
<th>Section</th>
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<tbody>
<tr>
<td>1</td>
<td>July 1, 2019</td>
<td>7-395</td>
</tr>
<tr>
<td>Sec. 2</td>
<td>July 1, 2019</td>
<td>2-79a</td>
</tr>
<tr>
<td>Section</td>
<td>Date</td>
<td>Reference</td>
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<td>Sec. 3</td>
<td>July 1, 2019</td>
<td>2-32c</td>
</tr>
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<td>Sec. 4</td>
<td>July 1, 2019</td>
<td>12-62</td>
</tr>
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<td>Sec. 5</td>
<td>July 1, 2019</td>
<td>New section</td>
</tr>
<tr>
<td>Sec. 6</td>
<td>July 1, 2019</td>
<td>7-148cc</td>
</tr>
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<td>Sec. 7</td>
<td>July 1, 2019</td>
<td>7-576d(b)(6)</td>
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<tr>
<td>Sec. 8</td>
<td>July 1, 2019</td>
<td>4-124r</td>
</tr>
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